Karen Johnson Davidson County
Batch# 954322 DEEDQC
12/22/2022 08:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221222-0131935

This instrument prepared by:
Tyler Chance Yarbro
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Cecilia Meador, Trustee Cecilia D. Meador Revocable Living Trust 4125 Andrew Jackson Pkwy. Hermitage, TN 37076	Same	086 00 0 165.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **GARRY MEADOR**, as Trustee of the **CHARLES W. MEADOR REVOCABLE LIVING TRUST DATED JANUARY 20, 2014** and **GARRY MEADOR, TERRY MEADOR, SONIA MEADOR**, and **TONJA REID**, individually, and as heirs at law of Charles W. Meador, and on behalf of the Charles W. Meador Revocable Living Trust, (collectively "**Grantor**"), do hereby assign, transfer, convey, and quitclaim any and all of the rights, title, and interest which the Charles W. Meador Revocable Living Trust, or any of them, may have in certain real estate in Davidson County, Tennessee, which is described below, unto **CECILIA D. MEADOR,** as the Trustee of the **CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013**, and its successors, heirs, and assigns (collectively, the "**Grantee**"). The real estate is described as follows:

Land in Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, October 9, 1964, and revised February 10, 1965, as follows:

BEGINNING at an iron pin on the easterly margin of Old Hickory Boulevard at the northeast corner of the property conveyed to William Robert Hughes and wife, by deed from Thelma C. Baker, of record in Book 3826, page 862, Register's Office for said County; thence with the easterly margin of said Boulevard around a curve having a radius of 1244.68 feet in a northwesterly direction 200 feet to an iron pin; thence north 76 deg. 35 min. East 767.5 feet to an iron pin on the westerly right-of-way line of the Tennessee Central Railroad; thence with same South 39 deg. 20 min. west 567.4 feet to an iron pin at said Hughes northeast corner; thence with said Hughes northern boundary line north 80 deg. 50 min. west 394.4 feet to the beginning, containing 4 acres, more or less.

Being the same property conveyed to Charles W. Meador and Cecilia D. Meador, husband and wife, by Warranty Deed from John C. Lavery, Personal Representative

of the Estate of Donald A. Weston of record in Book 9380, page 193, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Cecilia D. Meador, Trustee, UDT, Cecilia D. Meador Trust, by Quitclaim Deed from Cecilia D. Meador, of record in Instrument No. 20130315-0026016, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles W. Meador, Trustee, UDT, Charles W. Meador Trust, by Quitclaim Deed from Charles W. Meador, of record in Instrument No. 20140121-0005213, Register's Office for Davidson County, Tennessee.

This is improved property known as 4125 Andrew Jackson Pkwy., Hermitage, TN 37076.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 21st day of December, 2022.

Affiant

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

Signature Page Follows

WITNESS our hands this the 15th day of October, 2022.

GARRY MEADOR, TRUSTEE OF THE CHARLES W. MEADOR REVOCABLE LIVING TRUST DATED JANUARY 20, 2014

GARRY MEADOR

SONIA MEADOR

TONJA REID

TERRY MEADOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRY MEADOR, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Charles W. Meador Revocable Living Trust dated January 20, 2014, and that he executed the foregoing instrument for the purposes therein contained to bind the Charles W. Meador Revocable Living Trust.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Notary Public

My Commission Expires: 8/19/2025



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRY MEADOR, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Notary Public

My Commission Expires: 8/19/2025



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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONIA MEADOR, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONJA REID, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY MEADOR, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

True Copy Certification

I, M. Thomas McFarland, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 15th, 2022.

M. Thomas McFarland
Affiant Signature

Date: 12/21/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of December, 2022.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY